

NARRATIVE PROPOSAL – RANKING CRITERIA

1. Project Area Description and Plans for Revitalization

1.a.i. Background and Description of Target Area:

The Target Area for this grant is the downtown area of Biddeford, adjacent to and including the Biddeford Millyard Campus (Census Tract 025202, population 6966, 2010 Census). The Target Area consists of a 1.33-square mile area bounded by the Saco River and U.S. Route 1 and extending over the Biddeford downtown to include Main Street and the mill district along the Saco River. While some mill space in this area has been occupied and redeveloped, a large portion remains vacant and underutilized. Additionally, Main Street, adjacent to the mill district and bordering an area considered geographically distressed according to the US Census, still includes many underutilized buildings surrounded by old, sub-standard housing that contributes to the continued economic distress of the downtown. It is estimated that nearly 30% of the City's population lives in the Target Area. The Target Site for this grant is the former WestPoint Stevens Mill Boiler House.

Biddeford is located at the confluence of the Saco River and the Atlantic Ocean. Access to the ocean and power derived from the river allowed the community to become an active port and later develop into an industrial center for the entire region. Early entrepreneurs constructed the first textile mill in 1853, WestPoint Pepperell, and the first sawmill in 1855. A large mill complex was subsequently constructed on both sides of the Saco River near what is now the center of downtown Biddeford. At final build-out, this Biddeford Millyard Campus encompassed 40 acres with 35 buildings and over 2 million square feet of industrial space. At the turn of the 19th century, Biddeford was the largest city in York County, and one of the largest cities in Maine. Immigrants and young workers flocked to Biddeford to toil in one of the many industrial manufacturing mills that were fueled by the abundant hydro power from the Saco River.

In the 1950s, the large manufacturing companies in Maine began losing revenue as industries shifted to the South. Maine companies, including those in the Biddeford Millyard Campus, worked hard to innovate and improve themselves, but the post-war economies and business environment set them on a path destined for closure. By 2010, all of the major manufactures in Biddeford (the Saco-Lowell Shops, York [Bates] Manufacturing, and Pepperell [WestPoint] Manufacturing) had been closed, leaving over 2 million square feet of industrial mill space in the Biddeford Millyard vacant, blighted, and severely underutilized. Along with the mill closures, the adjacent downtown businesses were shuttered, leaving vacant storefronts and little commerce or vitality; and residential neighborhoods were abandoned as workers were forced to leave the area to find work.

We have identified approximately 10 priority Brownfields sites in our Target Area; these properties cover over 30 acres of land, and include the River Dam Mill, the Mill at Saco Falls, WestPoint Manufacturing, Lincoln Mill, the former FPL site, Mechanics Park, White's Wharf, Gagne Fuels, the former Maine Energy Recovery Company (MERC) facility, and three vacant gas station/auto repair facilities on Elm Street (U.S. Route 1). Environmental contamination at these Sites has been identified and documented, and residual contamination is known to be present at a disappointingly large number of surrounding properties throughout the Target Area. Former industrial usage has resulted in lead, arsenic, cadmium, dioxins, and polycyclic aromatic hydrocarbon contaminated soil, groundwater, and surface water; as well as buildings filled with asbestos, PCBs, lead paint and universal wastes. These contaminants and the poor condition of the Millyard buildings have decimated community pride, increased crime, and have focused development and job investment away from downtown.

1.a.ii. Description of the Brownfield Site(s):

The Boiler House, the Target Site for this cleanup grant, is located on the eastern corner of the Pepperell Mill Campus (former WestPoint Stevens Mill) directly on the banks of the Saco River, and is literally the first remnant of the mill district that is seen driving into Biddeford. The Pepperell Mill Campus is a large-scale adaptive redevelopment project located in the heart of our Target Area. The sprawling campus sits on 16-acres with several thousand feet of frontage on the Saco River. Over 1.1 million square feet of former industrial, interior space are spread throughout the 16 buildings in the complex.

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The Boiler House site is comprised of two adjoining buildings constructed in 1916, that formerly operated as the steam plant for the WestPoint Stevens Mill complex. Steam was used throughout the Biddeford and Saco mill districts and even powered some homes and buildings on the downtown grid. The steam plant drew in water from the Saco River and heated it with the large coal boilers. In 1936, the plant was switched over to and oil-fired boiler to replace the antiquated and dirty coal boiler. The northern Site building (Building 37-B) currently operates as an antique automotive dealership and the southern Site building (Building 37) contains two three-story natural gas-fired boilers and four three-story coal-fired boilers, all of which have been out of service since the mill ceased operations in 2009. The Site is also characterized by a large brick smoke stack which became an icon and landmark for Biddeford's historic downtown and mill district.

The Site's 100-year industrial history has resulted in environmental issues and soil contamination associated with two abandoned-in-place 50,000-gallon No. 6 fuel oil underground storage tanks located southwest of Building 37, and the presence of huge quantities of hazardous building materials (including significant amount of asbestos in roofing materials, boiler and pipe insulation, and flooring; as well as lead-based paint, and hazardous and universal wastes) has deterred potential for redevelopment and reuse. While other portions of the Pepperell Campus have been successfully redeveloped into restaurants, residential units and commercial spaces, the contaminated Boiler House Site sits blighted and abandoned, a hulking reminder of the Site's industrial past.

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans:

The Boiler House is proposed to be renovated and redeveloped into a new Clean Energy Hydrogen/ Natural Gas-Fueled Electric Generator Plant to provide cost-effective energy to support the mill and downtown business districts. The new clean energy electric plant will complement the ongoing development of solar arrays on the rooftops of the adjacent Pepperell Mill Campus buildings; to date, a solar array of 360 kW over 1.5 acres of rooftop has been installed and another 5 acres of solar arrays are planned for remaining mill rooftops. The first phase of the Boiler House redevelopment includes environmental cleanup as outlined in our ABCA and Section 3.a. The second phase includes building modification necessary to construct the new energy generating infrastructure. The City of Biddeford is happy to work with this redevelopment team, consisting of the Grantee - Marble Block Redevelopment Corp (MBRC), The Mills at Pepperell LLC, and a confidential energy company to develop clean energy in alignment with the City's green and clean energy principals and goals.

There are several local planning policies and tools which encourage redevelopment similar to that proposed for the Boiler House. The 2011 Biddeford Downtown Master Plan outlines goals for the creation of *"a downtown where shops, banks, and other traditional businesses flourish alongside the arts and creative enterprises in a friendly, lively, successful atmosphere"*. The redevelopment of the Boiler House follows the City's downtown revitalization plans and is consistent with the goals of the Biddeford Master Plan. Additionally, the City recently adopted a new Historic Preservation Ordinances to ensure the preservation of the historic character of the downtown. The Boiler House Redevelopment will reuse existing building and infrastructure consistent with this ordinance.

Today, high vacancy rates in several buildings within downtown Biddeford show graffiti and broken windows; the parking lots are cracked and sprouting weeds; the perimeter fences are rusty; the woods around the vacant buildings are strewn with trash; and the soils in many areas are contaminated by decades of industrial use. As demonstrated by the findings of the 2011 Heart of Biddeford Downtown Master Plan, *"the poor appearance of Biddeford's downtown associated with the current state of our Brownfields and other distressed sites are major challenges to the success of this plan."* Efforts to restore downtown and foster a proud, safe and healthy community will fail if the Brownfields sites remain unaddressed, not only because of the potential environmental impacts but also because of the physical location of the Brownfields in downtown Biddeford.

Another focus of the Downtown Master Plan is the mitigation of crime and resulting concerns with public safety downtown, which stifles revitalization efforts. The Maine Department of Public Safety, 2012 Crime in Maine report indicates the crime rate in Biddeford is almost three times greater than the state average (61 per 1,000 in Biddeford verse 26 per 1,000 for the state) and has

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increased 75% since 2001 (source: www.city-data.com/city/Biddeford-Maine.html). It was anecdotally stated that this is a result of a population with no other options due to lack of education, low employment, and high poverty. The remediation and redevelopment of blighted Brownfields sites and the improvement of the downtown is a major need to reduce crime, reduce the fear of crime, and improve the quality of life for our target community.

The City of Biddeford is fully invested and supportive of all of Pepperell Mill Campus' redevelopment projects over the past 15 years. As part of Master Plan discussions, the City's Planning Board have issued approvals for all the remaining vacant space on the Pepperell Mill Campus, and all remaining projects will be ready for construction permitting within 60 days. The conceptual Boiler House redevelopment project has been approved by the City, and once funding has been obtained, construction can begin. *The City and project stakeholders have set a goal that the Pepperell Mill complex, including the Boiler House Site, will be completely built out and fully leased by 2023.*

1.b.ii. Outcomes and Benefits of Redevelopment Strategy:

Cleaning up and redeveloping the Boiler House will lead to direct health and welfare benefits to the target community, which is the ultimate goal of this program. The Boiler House is located in a high-profile location; revitalizing this long-vacant building will dramatically improve perception for visitors entering the downtown area. The Boiler House is proposed to be redeveloped into a clean energy electric generator plant, which will provide cost-effective energy to the mill and nearby downtown business districts. This clean and affordable energy available in the Target Area will attract business and industry alike. Remaining portions of the Site buildings will be developed into commercial units and/or a brew pub. This mixed-use development is anticipated to create 5-10 jobs for operation of the energy plant, 10-15 jobs associated with the commercial redevelopment, and dozens of construction jobs during renovation. This redevelopment, and availability of clean affordable energy, will facilitate downtown revitalization, remove blight, create jobs, reuse the existing infrastructure, and ultimately propel the creative economy into the culture of downtown Biddeford.

Redeveloping downtown Biddeford with restaurants, cultural enterprises, and business will lead to economic prosperity and downtown revitalization enhancing the quality of life within the Target Area. We anticipate that fewer blighted properties and vacant storefronts will improve the downtown in a manner which will not only have economic and health benefits but will also create a safer community with reduced crime rates. We hope that the redevelopment of the WestPoint Mill Complex and the Boiler House will serve as a model for the successful redevelopment of other Brownfield sites in the Target Area. Overall, this will help further the City's long-term goal to create a safe, vibrant, sustainable, and healthy target area.

1.c.i. Resources Needed for Site Reuse:

The first phase of the overall Site redevelopment will include abatement tasks as outlined in our ABCA and in Section 3.a (estimated at approximately \$750,000). This Brownfield Cleanup Grant will provide funding for the majority of this cost, and MBRC has obtained commitments for the gap funding required to complete the first phase of the project. The Mills at Pepperell LLC has plans with a confidential energy developer to convert the Boiler House into a clean fuel / renewable energy electricity generating plant. Both parties are also committed to providing the supplemental cash funds to complete the hazardous waste remediation work, beyond EPA grant funding.

The second phase of the Site redevelopment includes the building modification necessary to redevelop the existing building and construct the new energy generating infrastructure. The Mills at Pepperell LLC and the energy developer are finalizing redevelopment agreements for this project, and are committed to the project cost of \$3,200,000.00, to include development planning, design and construction. The sources of this funding will be a combination of a cash contribution and proposed loan funding from a conventional lender.

MBRC has discussed the importance of this project with SMPDC and Maine Department of Economic and Community Developments, both of which have indicated their Brownfield Revolving Loan Funds will be available for cost overruns or unexpected conditions. Mr. Chuck Morgan of

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SMPDC has also committed time and resources to assist with programmatic requirements. Commitment Letters for gap cleanup and redevelopment funds have been attached to this application.

1.c.ii. Use of Existing Infrastructure:

The redevelopment plan to turn the former Boiler House into a new Clean Energy Hydrogen/Natural Gas-Fueled Electric Generator Plant is a prime example of how reuse of existing infrastructure can drive and benefit reuse planning. Base utilities and resources remain in place from the Site's former use as a coal and oil-fired steam plant. As part of the proposed redevelopment of the Boiler House, the exterior building shell will remain, and façade improvements will ensure that the existing building is integrated into the surrounding neighborhood, historical culture, and capitalizes on infill and reuse principles. City of Biddeford and Pepperell Mill Campus streets, parking lots, utilities, and infrastructure (sewer and stormwater collection systems, sidewalks, lighting, etc.) are in-place and will be tied into new development. Because the proposed reuse of the Site is similar in nature to other areas of the Pepperell Mill Campus, amenities like public transportation are already in-place and will continue to be utilized by Area residents.

2. Community Need and Community Engagement

2.a.i. - The Community's Need for Funding:

Over the past 10 years, Biddeford has lost population and industry, and has experienced a reduction in tax base. In the first decade of this century, Biddeford's population fell by 3%, according to current U.S. Census data. In addition, Biddeford lost nearly 260 businesses between 2005 and 2010, which represents a roughly 5% reduction in total number of firms, as well as a loss of over 5,000 manufacturing jobs from 2000 to present. Job loss in Biddeford has a significant impact on the local labor market, since the City has traditionally been a blue-collar community with large employers located within walking distance of much of the downtown and adjacent residential neighborhoods. This has limited the City's ability to pay for environmental projects as well as address the blight and significant number of vacant buildings within the downtown. Since 2005, the City's capital project funds have decrease by over 40% limiting infrastructure improvements and availability of staff making it extremely difficult to fund much needed environmental assessment and restoration projects using municipal funds. This has forced the non-profit community to step up and take an active role in addressing the significant community needs of the target community.

MBRC was formed in 2014 as a tax-exempt public charity under §501(c)(3). Redevelopment is estimated to cost between \$3 and 4 million, financed by The Mills at Pepperell LLC and a confidential energy developer through a mix of cash contributions and conventional commercial financing. None of these sources will be available unless and until abatement of hazardous substances is completed, or at least reliably funded, since any debt incurred for redevelopment must be leveraged against the market value of the property. The combined market value of the property and our cash holdings do not exceed the estimated abatement cost, making MBRC unable to remediate and redevelop the property unless a majority of the remaining eligible costs are subsidized.

2.a.ii. (1) Health or Welfare of Sensitive Populations:

The Target Area has a high percentage of children; nearly 22% of the population is under 15 years of age (compared to 16% in the State of Maine). This sensitive population is particularly at risk due to the environmental contaminants that are known to be present throughout the Target Area due to the many Brownfield Sites present. The risk posed by lead paint (found in many of the Target Area Brownfield Sites, including the Boiler House) was confirmed by a 2008 Maine Department of Health and Human Services study titled "Childhood Lead Poisoning in Maine" indicating that 2.0% of Biddeford's children have elevated blood lead levels, compared to the statewide average of 1.3%. The study further indicated more than 80% of the high-risk children live in rental housing, which is predominant in the older housing units near the Brownfields sites in the Target Area. Lead poisoning creates permanent learning disabilities in children. This trend highlights the adverse health effects of Brownfields sites, cumulative impact on children within the Target Area, and the need to cleanup these contaminants to mitigate these health risks on these sensitive populations.

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Residents in the Target Area also suffer from low education attainment, which creates challenges as the City transitions from a manufacturing-based economy to a technology and service-based economy. In particular, children in the Target Area have lagged behind the rest of the state in STEM (Science, Technology, Engineering and Math) education. A report by the Maine STEM Collaborative in March of 2012 documented a clear link between economic disadvantage and poor math and science performance in the state of Maine. This leaves both children and adults with few opportunities to participate in the “creative economy”, a major driver of growth in the New Economy, and may result in the City, the impacted residents, and children living in the Target Area, from missing out on opportunities associated with the economic future of America.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:

Asbestos is prevalent inside the Boiler House; although this material is largely non-friable, asbestos is known to contribute to respiratory ailments, such as asthma, lung cancer and asbestosis. Maine is situated in the nation’s “tail-pipe,” where the Jet Stream deposits smog, smoke, and ozone; this is partly why Maine has the highest asthma rate in New England. According to the Maine CDC, the percentage of Maine adults with asthma (11.7 percent) is significantly higher than the percentage among U.S. adults (8.9 percent). At 16.5%, the asthma rate for minorities is even higher.

Additionally, a 2014 Maine Annual Cancer Report by the Maine Center for Disease Control and Prevention indicated York County has the fifth highest incident rates in Maine for all cancers (out of 16 counties in Maine). In addition, Maine ranks higher than the national average in overall cancer rates, chronic lower respiratory diseases and unintentional injuries. Historic industrial sites, like those Brownfield sites in the Target Area, typically have soil contamination characterized by polycyclic aromatic hydrocarbons (PAH) compounds and heavy metals; studies show that individuals exposed to contaminants such as PAHs over long periods can develop cancer and other health impacts.

Cleanup and removal of these contaminants of concern, like the ones identified at the Boiler House (asbestos, lead, mercury, arsenic, PAHs, and petroleum compounds) will help reduce the potential hazards and mitigate health impacts to the identified sensitive populations in the Target Area.

2.a.ii.(3) Economically Impoverished/Disproportionately Impacted Populations:

The Boiler House Site, and all Brownfield sites within the Target Area, are located in low/moderate income neighborhoods. Over 50% of children in Biddeford public schools receive free or reduced lunch, an indicator of the overall demographics in the urban core. The median household income in Census Tract 025202 (the Target Area) is \$32,130; which is significantly below the median household income in Maine of \$48,804.¹ Another characteristic of the target community is the high minority population. 6.8% of the Target Area’s total population is comprised of minorities. This is low compared to some states; however, the percentage of minority citizens who reside in Biddeford’s downtown is over 60% higher than the county average.

Since 2000, York County has lost over 5,000 manufacturing jobs. Printing, paper product manufacturing, and textile-related manufacturing faced the greatest employment hardship, with a total loss of 502 jobs between 2005 and 2010, which makes up 8.0 percent of the employment lost during that period in York County (U.S. Dept. of Labor, Bureau of Labor Statistics). For example, the 2010 closure of WestPoint Home in the Millyard, the largest downtown employer, represented the loss of 120 jobs and created over 750,000 square feet of vacant mill space downtown. The demise of the largest downtown employers resulted in bleak times for many of the Biddeford area residents, and those who were hit hardest were the lower income, blue-collar workers and minorities that staffed these positions and who live in the Target Area.

These lost jobs also negatively impacted Biddeford due to the fact that young, educated professionals emigrate from Biddeford to better paying areas in southern New England and beyond. From 2000 to 2010 census, Biddeford lost 4.3% of its young population (less than 44 years old). In addition, wages in Biddeford are lower (median household income has decreased from \$37,164 to \$34,241), people who would have made a good living in manufacturing are now unemployed or underemployed, and

¹ <http://www.usa.com/ME031025202-income-and-careers.html>

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those who were able to get an education had to leave the area to find more gainful employment. This continuing trend has eroded the economy and community pride in Biddeford since the closure of the downtown mills and manufacturing facilities. As evidenced by the blighted buildings, emigration of young people, high poverty, low education attainment, and low median household income; Biddeford (especially the target community) has experienced significant economic hardships due to the loss of manufacturing jobs throughout the past decade. These conditions are directly related to Brownfields.

When combined with the negative health and economic impacts in these downtown mill areas, you can see the negative impacts associated with these Brownfields properties have a disproportionate effect on low to moderate income citizens, minorities, and lower educated people who have no other option but to continue living in poor and sometimes dangerous conditions.

2.b.i. Community Involvement:

MBRC has developed partnerships with the following community organizations to facilitate the successful cleanup and redevelopment of the Boiler House.

Partner Name	Point of Contact	Specific Role in the Project
Southern Maine Planning and Development Commission (SMPDC)	Chuck Morgan, Economic Development Director cmorgan@smpdc.org , (207) 571-7065	Provide Brownfields programmatic support to MBRC including timely and successful expenditure of funds and completion of all technical, administrative, and financial tracking and reporting requirements. SMPDC also has an EPA Brownfields Cleanup RLF to cover potential cleanup funding gaps, if necessary.
Heart of Biddeford (HoB)	Delilah Poupore, Executive Director, director@heartofbiddeford.org (207) 284-8520	The HoB is devoted to revitalizing downtown Biddeford. This community partner will provide guidance on the planning, funding, and project coordination of the cleanup and redevelopment of the Site. HoB will provide on-going input into redevelopment decisions and provide community meeting space as needed.
The Mills at Pepperell, LLC	Scott Joslin, Chief Operating Officer, scott@pepperellmillcampus.com (207) 282-5577	Primary development partner with MBRC for the redevelopment of the Boiler House into clean & efficient energy Hydrogen/ Natural Gas-Fueled Electric Generator Plant. Pepperell will provide funding for the cost share and cleanup funding gap totaling \$250,000 plus over \$3MM in final site redevelopment costs in conjunction with a confidential energy company.
University of New England (UNE) Coastal Healthy Communities Coalition (CHCC)	Sarah Breul, sbreul@une.edu (207) 602-3555	CHCC promotes healthy communities and worksite wellness through chronic disease, tobacco/substance abuse, and lead poisoning prevention. CHCC will assist MBRC in presenting health-related monitoring and education for public meetings during the cleanup phase.

2.b.ii. Incorporating Community Input:

With its community partners, MBRC has established a Brownfields Cleanup Task Force. Our plan for communicating project progress to the local community is presented below. If language barriers arise, we will provide translation services or accommodate any special needs that are identified.

Method	Description of Public Outreach Initiatives
Program Web Site	MBRC website will have a Brownfields section, which contains postings for public meetings, meeting minutes, project updates, reports, and is regularly updated. Partner COs including Pepperell and HoB will also have information or links on their web sites.
Information Repository	A central repository of program-related documents will be established, and hard and electronic copies of project documents will be made available for public viewing.
Public Meetings	Public meetings will be held to solicit input and communicate progress on the Brownfields cleanup and redevelopment project; at least 2 meetings (prior to and after cleanup) will be co-hosted with partner COs; held at MBRC or CO's offices outside of normal working hours to increase attendance.

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Newspaper Releases	Project announcements and meetings will be advertised in local newspapers (Journal Tribune).
Social Media	The program will be promoted via MBRC’s website and CO’s websites, Facebook pages and Twitter accounts.
Television	Local government channels (City of Biddeford) may run public service announcements to present information updates on the project.
Door-To-Door & Flyers	In-person visits to reach out to elderly or disabled individuals about the program. Distribute flyers at senior living centers and other locations utilized by this population.
Brochure	MBRC will develop a Brownfields/Project brochure in the first 3 months of the grant award to promote the cleanup and redevelopment project. MBRC will utilize the services of Engine and its students, a local non-profit for art, design and outreach in the community to create this brochure.
Email	MBRC and partner COs will utilize their email networks to announce and promote the project, and provide frequent project updates, solicit input, advertise meetings, and disseminate results.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.a. Proposed Cleanup Plan:

An imperative preliminary step in investigating the extent and severity of contamination at the site was the prior environmental assessment work carried out through the EPA-funded SMPDC and MEDEP Brownfields Assessment Programs. Historic environmental assessments have identified several environmental concerns at the Site, including: asbestos-containing building materials (boiler insulation/jacketing, pipe insulation, and roof membrane); lead-based paint; hazardous wastes (containers/drums of paints, lubricants, oils, hydraulic fluid degreasers, adhesives, kerosene, and boiler feed water treatment chemicals); and universal wastes (ballasts, fluorescent light tubes, mercury thermostats, and emergency batteries). In accordance with local, State, and Federal laws, these hazardous building materials must be abated, removed, and properly disposed prior to or during site renovation and redevelopment activities. Investigations have also identified contaminated surficial and subsurface soils including comingled soil contamination containing polycyclic aromatic hydrocarbons (PAHs), petroleum compounds, arsenic, and lead adjacent to exterior portions of the Site buildings and former USTs at concentrations which represented an exposure risk to future residents, construction workers, or outdoor commercial workers.

In accordance with our draft preliminary ABCA, a cleanup plan and associated costs estimates have been developed, which consists of: full removal and abatement of asbestos-containing building materials; removal and off-site disposal of hazardous and universal wastes; select removal and abatement of lead-based paint, with the remaining lead-impacted painted surfaces managed through encapsulation and operations and maintenance (O&M) plans; and management and proper disposal of soils which may be encountered and disturbed during construction activities (through an Environmental Media Management Plan). Additional institutional controls and/or deed restrictions will be implemented to ensure that future construction, remediation, or landscaping at the property would not disturb potentially-contaminated soil, or encapsulated lead-based paint.

The cleanup plan will also include standard erosion and sedimentation controls (silt fences, hay bales, temporary mulching, and/or erosion-control fabric in scour-prone fill areas, etc.) during construction to prevent potential surface runoff of contaminants to down gradient properties; as well as dust control measures to ensure that contamination soil (via airborne dust) is not transported offsite at any time during construction. A Community Relations Plan (CRP) will be prepared and a public meeting and 30-day public comment period will be conducted prior to initiating cleanup activities. The project will implement Green Remediation Principles and Techniques including waste recycling/reuse, reduced energy consumption, engine idling. Furthermore, the Site has already been entered into the MEDEP Voluntary Response Action Program (VRAP) and with direct oversight by the MEDEP VRAP, the MEDEP will issue a “Certificate of Completion” and environmental regulatory closure, once the proposed cleanup action are completed.

Following cleanup and abatement of the hazardous building materials, the buildings will be renovated, restored, and redeveloped for a new Clean Energy Hydrogen/Natural Gas-Fueled

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Electric Generator Plant to provide clean and cost-effective energy to support the continued revitalization of Biddeford's mill and downtown business districts. MBRC anticipates that Site redevelopment construction would begin immediately, and that the energy plant will be in service and generating electricity within 18 months of the completion of all environmental remediation.

3.b. Description of Tasks and Activities:

Task 1 - Cooperative Agreement (CA) Oversight: MBRC will perform program development, organization, and support. Based on a competitive bid process (40 CFR 30), MBRC will select a QEP. MBRC will develop a Brownfield Cleanup Task Force that will include members of SMPDC, the developer (The Mills at Pepperell, LLC), the selected QEP, MEDEP, EPA, and local citizen stakeholders. We anticipate these initial items will be completed within 3 months of funding award. MBRC and the QEP will facilitate and attend up to three meetings with the Cleanup Task Force; these meetings will be held at regular intervals throughout the project. This task also includes MBRC and the QEP preparing performance and financial reports, quarterly reports, and updating ACRES.

Task 2 - Community Outreach and Engagement: MBRC and the QEP will notify the residents, adjacent land owners, and community organizations of cleanup schedules; hold two public meetings to solicit input, educate, and update the community regarding cleanup and proposed redevelopment activities; and prepare public outreach materials. Additionally, MBRC will provide extensive outreach and communication with on-Site residents prior to undertaking the cleanup/abatement efforts, during remediation, and following the successful completion of remediation. Community outreach will be performed for the duration of the grant period; we anticipate the first public meeting will be held after the QEP has completed draft versions of the cleanup plans.

Task 3 - Site-Specific Cleanup Activities: This is the major task associated with the cleanup grant proposal. The EPA cleanup funds will be used to cleanup/abate asbestos, lead-based paint, universal wastes, impacted soils, and other hazardous materials by a licensed abatement/cleanup contractor. The QEP will prepare final cleanup/abatement plans for review and approval by the MEDEP and MBRC; conduct a pre-bid site visit with proposed cleanup contractors; and will prepare a Site-Specific Quality Assurance Project Plan (SSQAPP) for confirmatory sampling. MBRC and the QEP will review contractor bids and select a cleanup contractor. We hope to start abatement and cleanup activities in the summer/fall of 2020 and see no impediment to completing this work within the three-year grant period. *It should be noted that the 20% cost share for this grant will be provided by The Mills at Pepperell, LLC in cash as part of Site-Specific cleanup activities (see letter of commitment from The Mills at Pepperell, LLC, attached to this proposal).*

Task 4 - Oversee Site Cleanup: MBRC and its QEP will monitor and oversee public health and welfare during the proposed cleanup/abatement activities; oversee the contractor's cleanup activities; attend up to three Cleanup Task Force meetings; and perform the necessary project monitoring and reporting during and after remediation to ensure compliance with the plans, specifications, and requirements for regulatory closure under the MEDEP VRAP. The QEP will also prepare a project closure report, lead-paint encapsulation O&M Plan, and Soil Management Plan, as necessary. We see no impediment to completing this work within the three-year grant period.

3.c. Cost Estimates and Outputs:

Budget Categories		Task 1: CA Oversight	Task 2: Community Outreach	Task 3: Cleanup Activities	Task 4: Oversee Cleanup	Total
Direct Costs	Personnel	\$4,000	\$2,000	\$2,000	\$1,500	\$9,500
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$0	\$0	\$0	\$0
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$500	\$0	\$0	\$500
	Contractual	\$5,000	\$2,500	\$460,000	\$22,500	\$490,000

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	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$9,000	\$5,000	\$460,000	\$24,000	\$500,000
Total Federal Funding		\$9,000	\$5,000	\$460,000	\$24,000	\$500,000
Cost Share		\$0	\$0	\$100,000	\$0	\$100,000
Total Budget		\$9,000	\$5,000	\$560,000	\$24,000	\$600,000

Task 1 - Cooperative Agreement (CA) Oversight: This task includes MBRC's time (80 hours at \$50/hour = \$4,000) for program development, organization, and support. Outputs include up to three meetings with the Cleanup Task Force, bidding documents for QEP selection, and interviewing/contracting with the selected QEP. QEP time associated with this task is estimated at \$5,000, and QEP outputs include attendance at Cleanup Task Force meetings. Total cost is anticipated to be \$9,000.

Task 2 - Community Outreach and Engagement: Costs under this task include MBRC's time (40 hours at \$50/hour = \$2,000) and QEP personnel time (estimated at \$2,500) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community. Outputs include up to three public meetings and preparation of up to three public outreach deliverables (\$500 in supplies, advertising costs, production of flyers, etc.) to communicate site status and outcomes. Total cost for this task is anticipated to be \$5,000.

Task 3 – Site-Specific Cleanup Activities: MBRC's outputs for this task include review of QEP documents and work plans (40 hours at \$50/hour = \$2,000). QEP outputs include a cleanup/abatement plan, submittals of remediation documents to the MEDEP, preparation of design plans and specifications, contractor bidding documents, selection of a cleanup contractor, and project meetings with the Task Force, EPA, MEDEP, and cleanup/abatement contractors as needed (estimated at \$20,000). The total Brownfield contractor costs for performing the cleanup activities that is estimated to be funded through this Brownfield Grant is \$440,000; contractor outputs include the abatement and management of hazardous materials in the onsite building. Total cost for this task is anticipated to be \$462,000. The \$100,000 cost share for this grant will be provided in cash from The Mills at Pepperell, LLC as part of this task (total task budget of \$562,000).

Task 4: Oversee Site Cleanup: This task includes MBRC time for oversight during the proposed cleanup/abatement activities (30 hours at \$50/hour = \$1,500). The QEP will oversee the cleanup/abatement activities, perform the necessary project monitoring and reporting, collect confirmatory samples, preparation of a remediation closure report, and attendance at up to three Cleanup Task Force meetings (estimated at \$22,500). Total cost for this task is anticipated to be \$24,000.

3.d. Measuring Environmental Results:

MBRC and its QEP will routinely update an electronic matrix (MS Excel spreadsheet) of tasks, target dates, and financial expenditures to track outputs and outcomes from the cleanup grant. A summary of measurable outputs will be shown for each task noted above. We will also track and evaluate project progress on tasks completed, money spent, and project compliance with Brownfields requirements.

MBRC will also track and evaluate this progress through detailed quarterly reports, which outline the project's progress in achieving outputs and anticipated results; and through frequent updating of the ACRES database to provide information on completed tasks and project status. MBRC will be in regular communication with the QEP through Cleanup Task Force Meetings, construction meetings, and minimum weekly telephone calls to ensure that the project stays on schedule, on budget, and that there are no impediments in achieving the project outputs identified above.

Ongoing outcomes that will be tracked from completed outputs through this grant will include the acres of brownfields cleaned up; types of contaminants remediated; reduction of environmental risks; number of jobs created; quantity of greenspace; housing units created and type, if applicable; amount of leveraged cleanup funds; leveraged site redevelopment funds; and other leveraged or economic outcomes. The outputs and outcomes will be reviewed and revised regularly in conjunction with regional EPA and MEDEP staff to ensure the project is successful.

NARRATIVE PROPOSAL – RANKING CRITERIA

4. Programmatic Capability and Past Performance

4.a.i. Organizational Structure:

The cleanup of the Boiler House will be under the direction of Tammy Ackerman, President of MBRC. Ms. Ackerman is currently managing the \$200,000 U.S. EPA Cleanup grant for the Marble Block Site on Main Street in Biddeford. Ms. Ackerman has over 32 years of private sector experience as an entrepreneur and business owner and has successfully managed the previous Cleanup Grant. To assist with the management of this project, MBRC has partnered with the Brownfields staff of SMPDC. This team will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project. Mr. Chuck Morgan of SMPDC has committed to provide programmatic support of the grant; he has 25 years' experience promoting economic development and managing both federal and state grant programs including U.S. EPA, U.S. Economic Development Administration, and Maine DECD. He has been responsible for the implementation of the SMPDC Brownfields Program since 2004 including over \$1.4 million in both Brownfields Hazardous Substance and Petroleum Assessment funds and their Brownfields Cleanup RLF Program since 2007, closing over \$2,200,000 in loans and over \$1,500,000 in subgrants.

4.a.ii. Acquiring Additional Resources:

MBRC believes in a competitive procurement process and routinely issues a Request for Qualifications (RFQs) to solicit consultant responses and obtain resources. All projects are publicly bid and advertised via the newspaper and website. The RFQs are reviewed by the Board and the top submittals/firms are interviewed. The Board then votes on final selection. This process was successfully performed as part of our previous U.S. EPA Brownfield Cleanup Grant in order to obtain a QEP to provide MBRC with the technical expertise and resources to achieve success and complete this project. We intend to use a similar process as part of the Boiler House project. MBRC intends to contract with an experienced Brownfields QEP to assist with community outreach and EPA reporting, in addition to the technical aspects of this grant. The MBRC and its selected QEP will liaison with the MEDEP to design, coordinate, and oversee the successful completion of the cleanup program. When necessary, MBRC will also seek the advice and support of the EPA Region 1 and MEDEP Brownfields Coordinators for direction on programmatic requirements.

4.b.i.(1) Past Performance and Accomplishments – Currently Has or Previously Received an EPA Brownfields Grant - Accomplishments:

MBRC received a \$200,000 FY2016 U.S. EPA Brownfield Cleanup Grant to clean up the Marble Block Site on Main Street in Biddeford of hazardous building materials including PCBs, mold, asbestos, and lead-based paint. As part of this grant, MBRC developed a Cleanup Task Force, contracted a QEP, completed programmatic requirements and preliminary plans, completed engineering and bidding and have partially completed cleanup activities. Specific accomplishments or outputs/outcomes include the preliminary plans (CRP, ABCA, SSQAPP) and engineering bidding documents. MBRC anticipates that the remaining funds left on the grant will be expended before the end of their grant period to remediate asbestos-containing roofing materials and to abate lead-based paint on the 2nd and 3rd floors. A cleanup summary report will be generated after cleanup work is complete, and we will continue to track outcomes including jobs created, funds leveraged, and education opportunities. To date, MCRC has submitted quarterly reports in a timely manner, and has kept ACRES up-to-date. As part of this project, in early 2015, MBRC executed a “non-federal assistance agreement” with SMPDC as part of a \$200,000 Brownfields Cleanup Revolving Loan Fund Subgrant to assist with funding the Phase I cleanup of the Marble Block site.

4.b.i.(2) Past Performance and Accomplishments - Currently Has or Previously Received an EPA Brownfields Grant - Compliance with Grant Requirements:

Throughout the period of the MBRC's previous Cleanup Grant, quarterly reports and ACRES updates have been submitted on time and in accordance with all submittal requirements. Likewise, all annual financial statements have been properly submitted. No submittal or tracking issues have been identified for this Brownfield cooperative agreement. The cleanup program was completed in accordance with our approved work plans, schedule and terms in conditions; and we have met or exceeded all our expected program outcomes.